

**MADISON COUNTY PLANNING BOARD
MEETING MINUTES
October 27, 2008**

I. Call to Order

The meeting was called to order by President Ann Schwend at 6:05 p.m.

II. Roll Call

BOARD MEMBERS PRESENT: Lane Adamson, Pat Bradley, Kathy Looney, John Lounsbury, Don Loyd, Dave Maddison, Eileen Pearce, Laurie Schmidt, Ann Schwend, Dorothy Davis

BOARD MEMBERS ABSENT: Ed Ruppel

STAFF MEMBERS PRESENT: Charity Fechter, Jim Jarvis, Leona Stredwick

STAFF MEMBERS ABSENT:

OTHERS PRESENT:

III. Minutes of the September 29, 2008 meeting

MOTION: To approve the minutes of the September 29, 2008 meeting with corrections. Moved by Don Loyd; seconded by Kathy Looney. Motion passed unanimously.

CORRECTIONS:

1. Page 3: Typographical errors to be corrected.
2. Kevin Germain was not listed as present.

IV. President's Comments – thanked everyone who attended the work session.

V. Opportunity for Public Comment

VI. Old Business

A. Streamside Protection Regulations, status report

Jim presented an overview of the report included in packet; report on file with the minutes.

Discussion followed regarding:

- Concern that there would be two conflicting set backs: subdivision set-backs vs. private streamside set-backs.
- The letter of concern/petition that was submitted to the Planning Board. Lane explained how the letter came about and that the signatures were from concerned folks that wanted the County to know they supported Streamside Protection.
- Board of Realtors meeting regarding Streamside Protection. Jim reported that it seemed to go well. He gave an overview of the project including the history of streamside protection regulations in Madison County and the on-going review efforts of the steering committee.

Minutes of October 27, 2008

Page 1 of 3

The Board was considering a request to fund an attorney to evaluate the proposed regulation on behalf of real estate interests.

- The project seems to be drug out longer than had been expected. Jim stated that at the request of the committee, he would be re-writing the ordinance over the next two months in preparation for the next committee meeting on January 6, 2009. It was hoped that the project would wrap-up in the not too distant future.
- Committee members. Jim stated that they seemed to be doing well, great attendance, only one resignation. The letter of support would be used as a contact list to find someone from the north region to fill the vacancy left by Bill Mercers recent resignation.

B. Development Impact fees

Charity – update: MACO has provided some funding to take a look at these fees and Michael Kakuk will be involved in the process. Committee being put in place, needs a member of the Planning Board, Kathy volunteered with John as an alternate. Committee hopes to meet 3 times and Michael Kakuk wants to have something in place by the first of the year. Discussion followed regarding:

- Why the issue was being revisited since TischlerBise had already done a study and found it to be impractical.
- Kakuk's study will be different since he wrote the statute and will be leading the committee.

C. Plan Development:

Charity – nothing to add since this was the focus of the work session.

D. Other

There was no other old business.

VII. New Business

A. Planning Board Members Reports

Pat - referenced the article "Changes proposed in Subdivision Regs: New design, fire protection standards up for review in rural areas" from the Montana Standard (on file) as something our Planning Board might consider as well.

Kathy – Overview of road problems in Pony and the planning assistance she's been providing along with Marilyn Ross. A town information survey was done and another road needing maintenance has been identified. Grant money is available for physically surveying the area. After that, the next step may be to approach Planning for further assistance. Kathy will try to get the survey information online. Also, has heard that Hollowtop ranch has been sold to a couple who plan to put it to a conservation easement and keep it as a working ranch.

B. Planning Office Report

Charity - overview of report as included with the agenda packet; report on file with the minutes.
Discussed in detail Commissioners' changes to Elias & Perkins subdivisions:

- A test well in each subdivision is now a condition of final plat.
- Individual 15,000 gallon cisterns are now required in each subdivision as a condition of final plat.
- Subdivision perimeter fencing is required, lot line fencing not allowed.
- No further lot splitting is allowed.
- Each lot must have an active well as a condition of sale.

Bear Creek has been submitted for final plat.

Ann asked about building permit analysis; Charity stated that she was looking into it but that there weren't many other counties that required building permits so information is limited.

E. Other

Congratulations to Don on his recent marriage.

X. Adjournment

The meeting was adjourned at 7:12 p.m.

Leona Stredwick, Secretary